



City of
Peterborough

To: **Members of the Committee of the Whole**

From: **Patricia Lester, City Solicitor and Director of Legal Services**

Meeting Date: **December 4, 2017**

Subject: **Report OCSRE17-028**
Acquisition of Property at 257 Maniece Avenue

Purpose

A report to recommend the acquisition of vacant lands at 257 Maniece Avenue.

Recommendation

That Council approve the recommendation outlined in Report OCSRE17-028 dated December 4, 2017, of the City Solicitor and Director of Legal Services as follows:

That a by-law be passed to authorize the acquisition of 257 Maniece Avenue, described as Part of Block W, Plan 1A, being Parts 1, 2, 3 and 4 on 45R-2044, Peterborough, as a gift from Arthur George Bidgood and as shown on Appendix A.

Budget and Financial Implications

Land Transfer Tax of \$255, HST of \$880, Legal expenses of \$1,000 plus realty tax adjustments and other legal registration costs will be paid out of the General Property Reserve.

Background

The subject lands are located on the south side of Maniece Avenue, on the southeast corner of Maniece Avenue and Ashburnham Drive. The lands are comprised of 2.24 acres with municipal water available at the road, there are no sanitary sewers along

Maniece Avenue. The land is zoned D.1 – Development District One which permits a limited number of uses, however the lands are located entirely within the flood plain, therefore greatly restricting development.

Mr. Bidgood approached Staff in early September to gift the lands to the City, resulting in Staff obtaining a Phase 1 Environmental Assessment. Further soil sediment testing was conducted with Staff concluding that there is no unreasonable environmental risk associated with accepting the lands. In order to determine the value of the lands for tax purposes, an appraisal was obtained and a value of \$50,000 was attributed to the lands.

Ownership of the lands will give the City more flexibility as it plans for the reconstruction of Ashburnham Drive north of Maria Street.

Staff recommends acceptance of the gift from Mr. Bidgood in exchange for a Tax Receipt. Land Transfer Tax, HST and legal expenses would be payable by the City on the appraised value of the lands gifted to the City.

Submitted by,

Patricia Lester
City Solicitor and Director of Legal Services

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Attachments:

Appendix A: Subject Property

Appendix A: Subject
Property

